170.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,200 / 1,025,200
					USE VALUE:	1,025,200 / 1,025,200
					ASSESSED:	1,025,200 / 1,025,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU BING &
Owner 2:	TIAN WEIXIN
Owner 3:	
Street 1:	111 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VINCENT RICHARD N-NANCY A -
Owner 2:	-
Street 1:	111 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,240 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Wood Shingle Exterior and 4044 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10240.000	536,100	5,500	483,600	1,025,200
Total Card	0.235	536,100	5,500	483,600	1,025,200
Total Parcel	0.235	536,100	5,500	483,600	1,025,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 253.51 | /Parcel: 253.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112942

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 170.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	536,100	5500	10,240.	483,600	1,025,200	1,025,200	Year End Roll	12/18/2019
2019	101	FV	438,300	5500	10,240.	483,600	927,400	927,400	Year End Roll	1/3/2019
2018	101	FV	448,600	5500	10,240.	428,300	882,400	882,400	Year End Roll	12/20/2017
2017	101	FV	448,600	5500	10,240.	359,200	813,300	813,300	Year End Roll	1/3/2017
2016	101	FV	396,500	5500	10,240.	359,200	761,200	761,200	Year End	1/4/2016
2015	101	FV	339,200	5500	10,240.	310,900	655,600	655,600	Year End Roll	12/11/2014
2014	101	FV	339,200	5500	10,240.	300,500	645,200	645,200	Year End Roll	12/16/2013
2013	101	FV	339,200	5500	10,240.	286,000	630,700	630,700		12/13/2012

!13167!

PRINT

Date	Time
12/11/20	03:09:50

LAST REV

Date	Time
09/07/18	11:50:10

apro

13167

USER DEFINED

Prior Id # 1:	112942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT RICHARD	65621-297		6/26/2015		879,000	No	No		
	15070-281		6/1/1983		139,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2011	1077	Redo Bat	11,400	C				
2/24/2006	121	Porch	7,000			G8	GR FY08	enclose 2 porches
5/4/2005	357	Dormers	20,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	HS	Hanne S
5/17/2018	MEAS&NOTICE	CC	Chris C
7/14/2016	Sales Review	PT	Paul T
4/30/2012	Info Fm Prmt	MM	Mary M
12/24/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10240		Sq. Ft.	Site		0	70.	0.67	8			Med. Tr	-5					483,591						483,600	

Total AC/HA: 0.23508 | Total SF/SM: 10240 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,591 | Spl Credit | Total: 483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03759694
Const Adj.:	0.99138588
Adj $ / SQ:	128.582
Other Features:	126609
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658562
Depreciation:	122492
Depreciated Total:	536069

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	M
Totals			
1	12	4	

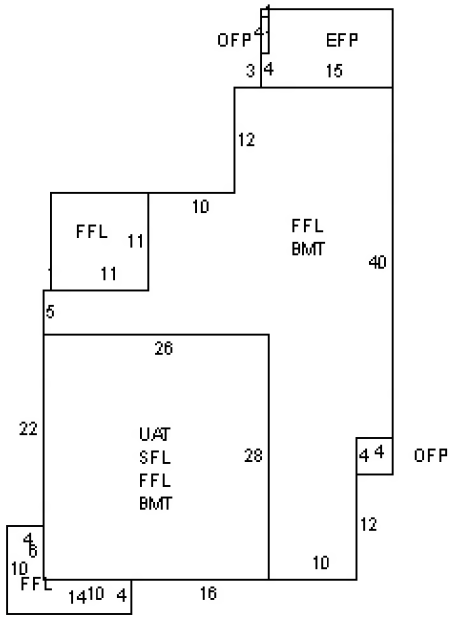
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.44
Special Features:	0	Val/Su Net:	111.18
Final Total:	536100	Val/Su SzAd	197.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,981	128.580	254,722
BMT	Basement	1,780	60.270	107,286
SFL	Second Floor	728	128.580	93,608
UAT	Upper Attic	182	51.430	9,361
EFP	Enclos Porch	131	47.590	6,235
OFP	Open Porch	20	43.620	872

Net Sketched Area:	4,822			Total:	472,084
Size Ad	2709	Gross Are	5368	FinArea	4044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1929	21.58	T	40	101			4,900			4,900
19	Patio	D	Y	1	12X16	A	AV	1980	4.20	T	31.2	101			600			600

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500